

006.0

0007

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,036,200 / 1,036,200

APPRAISED:

1,036,200 / 1,036,200

USE VALUE:

1,036,200 / 1,036,200

ASSESSED:

1,036,200 / 1,036,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RANDOLPH ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: VENCKUS STANLEY & ANNA	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 14 RANDOLPH ST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: VENCKUS STANLEY & ANNA -	
Owner 2: -	
Street 1: 14 RANDOLPH ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3167 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

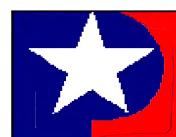
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104										4000.000		604,200				432,000		1,036,200						5988	
																				GIS Ref					
																				GIS Ref					
																				Insp Date					
																								11/17/17	



## USER DEFINED

Prior Id # 1:	5988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	18:47:01
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		006.0-0007-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			Date	
2022	104	FV	604,200	0	4,000.	432,000	1,036,200		Year end			12/23/2021	
2021	104	FV	575,900	0	4,000.	432,000	1,007,900		Year End Roll			12/10/2020	
2020	104	FV	575,900	0	4,000.	432,000	1,007,900	1,007,900	Year End Roll			12/18/2019	
2019	104	FV	424,600	0	4,000.	459,000	883,600	883,600	Year End Roll			1/3/2019	
2018	104	FV	424,600	3000	4,000.	334,800	762,400	762,400	Year End Roll			12/20/2017	
2017	104	FV	397,400	3000	4,000.	291,600	692,000	692,000	Year End Roll			1/3/2017	
2016	104	FV	397,400	3000	4,000.	248,400	648,800	648,800	Year End			1/4/2016	
2015	104	FV	352,800	3000	4,000.	243,000	598,800	598,800	Year End Roll			12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENCKUS STANLEY	42395-576		4/2/2004	Family	99	No	No		
	13506-74		1/1/1978		62,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2007	396	Manual	8,000	C				remodel front porc
5/7/2001	274	Porch	2,300	C				REPLACE PORCH/STEP

## ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Inspected	HS	Hanne S
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
8/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating: Average														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1											
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			Level   FY LR DR D K FR RR BR FB HB L O											
Color: BLUE				A Kits:	Rating:			Other											
View / Desir:				Fpl:	Rating:			Upper											
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 1											
Year Blt: 1916		Eff Yr Blt:		Location:				Lower											
Alt LUC:		Alt %:		Total Units:				Totals				RMs: 13	BRs: 6	Baths: 2	HB				
Jurisdct:		Fact: .		Floor:				REMODELING				<b>RES BREAKDOWN</b>							
Const Mod:				% Own:				Exterior:				No Unit	RMS	BRS	FL				
Lump Sum Adj:				Name:				Interior:				1	6	3	M				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:				1	7	3	M				
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Kitchen:											
Prim Int Wal 2 - Plaster				Functional:	%			Baths:											
Sec Int Wall:				Economic:	%			Plumbing:											
Partition: T - Typical				Special:	%			Electric:											
Prim Floors: 3 - Hardwood				Override:	%			Heating:											
Sec Floors:				Total: 18.6 %				General:				Totals							
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				WtAv\$/SQ: 180.00				No Unit							
Subfloor:				COMPARABLE SALES				Size Adj.: 0.98159635				RMS							
Bsmnt Gar:				Rate				Const Adj.: 0.99980003				BRS							
Electric: 3 - Typical				Parcel ID				Adj \$ / SQ: 176.652				FL							
Insulation: 2 - Typical				Typ				Other Features: 103500											
Int vs Ext: S				Date				Grade Factor: 1.00											
Heat Fuel: 1 - Oil				Sale Price				NBHD Inf: 1.00000000											
Heat Type: 5 - Steam				WtAv\$/SQ:				NBHD Mod:											
# Heat Sys: 2				AvRate:				LUC Factor: 1.00											
% Heated: 100	% AC:			Juris. Factor:				Adj Total: 742283											
Solar HW: NO	Central Vac: NO			Before Depr: 176.65				Depreciation: 138065											
% Com Wal	% Sprinkled			Special Features: 0				Final Total: 604200				Val/Su Net: 122.56							
Depreciated Total: 604218				Val/Su SzAd 190.81															
<b>MOBILE HOME</b>				Make:				Serial #				Year:				Color:			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 006.0-0007-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
2	Frame Shed	D	Y	1	9X18	A	AV	1916	0.00	T	40	104							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>IMAGE</b> 			